



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Russell Subdivision – Plat No. 5 – Preliminary Plat (Case #16-52)

Executive Summary

Approval of this request will result in the creation of a two-lot subdivision to be known as "Russell Subdivision, Plat No. 5".

Discussion

The applicant is requesting approval of a two-lot preliminary plat of 3.17 acres of property zoned R-1 (One-Family Residential). A proposed public sanitary sewer main would extend approximately 160 feet into the subject site to provide a point of public sewer connection to the existing home, as well as the newly-created lot. The sewer main crosses a greenspace conservation easement at the property's northern edge, which will be maintained for both of the new lots.

At its February 4, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed plat. The applicant's surveyor provided an overview of the plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and preliminary plat) and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Maintenance of the extended public sewer main and provision of public safety and solid waste services to the new lot. Such long-term impacts may or may not be off-set by increases in user fees and property taxes.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/17/2004	Approved Russell Subdivision – Plat 4 (Ord. 018087)

Suggested Council Action

Approve the proposed preliminary plat as recommended by the Planning and Zoning Commission.